

To: The Honorable Mayor and City Council

From: Maxine Calloway, Community Planning & Development Director

Date: May 28, 2013

RE: A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING THE CITY OF NORTH MIAMI DOWNTOWN MASTER DEVELOPMENT AND MAJOR CORRIDOR PLAN TO SERVE AS A DESIGN GUIDE FOR FUTURE DEVELOPMENT AND REDEVELOPMENT; PROVIDING FOR AN EFFECTIVE DATE AND ALL OTHER PURPOSES.

RECOMMENDATION

That the City Council adopts the North Miami Downtown Master Development and Major Corridor Plan.

BACKGROUND

Policy 1.2.2 of the City's Comprehensive Plan requires that the City prepare plans for major corridors, including: Northeast 6th Avenue; Dixie Highway; Northeast 125th Street; Northwest 119th Street; and Biscayne Boulevard. Additionally, Policy 1.4.1 of the Comprehensive Plan, requires that the City "adopt guidelines for unified urban design, architectural and landscape regulations for major corridors to further assist in creating a sense of place throughout the City".

In an effort to implement the Comprehensive Plan vision, the City retained the firm of Keith & Schnars P.A., to develop architectural and urban design guidelines for the City's downtown area and major corridors entitled, *Downtown Master Development and Major Corridor Plan* ("Master Plan"), attached hereto as "Exhibit A".

As part of the process the City hosted two community forums and gathered input from various residents, business owners and elected official who attended each session. Participants were given economic data and

analysis of each area with options of different architectural styles and urban design concepts to choose from. The final master plan incorporates the collective ideas gathered at both community forums.

The final Master Plan includes guidelines that promote a “sense of place” by providing recommendations for each area depicting varying architectural styles, preferred landscaping, façade treatment, building colors and street furniture.

CONCLUSION

City Administration believes the proposed Master Plan embodies the collective insight of various stakeholders, including elected and appointed officials, City staff, business owners and City residents. It is envisioned that the Master Plan will be used as a guide for all future development and redevelopment within the City. As such, staff recommends approval and adoption of the new *Downtown Master Development and Major Corridor Plan*.

Attachments

- 1) Exhibit A - Downtown Master Plan
- 2) Resolution

RESOLUTION NO. _____

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL
OF THE CITY OF NORTH MIAMI, FLORIDA, ADOPTING
THE CITY OF NORTH MIAMI DOWNTOWN MASTER
DEVELOPMENT AND MAJOR CORRIDOR PLAN TO
SERVE AS A DESIGN GUIDE FOR FUTURE
DEVELOPMENT AND REDEVELOPMENT; PROVIDING
FOR AN EFFECTIVE DATE AND FOR ALL OTHER
PURPOSES.**

WHEREAS, Policy 1.2.2 of the City of North Miami (“City”) Comprehensive Plan (“Comprehensive Plan”) requires the City to prepare plans for major corridors, including: Northeast 6th Avenue; Dixie Highway; Northeast 135th Street; Northeast 125th Street; Northwest 119th Street; and Biscayne Boulevard; and

WHEREAS, Policy 1.4.1 of the Comprehensive Plan, also requires that the City “adopt guidelines for unified urban design, architectural and landscape regulations for major corridors to further assist in creating a sense of place throughout the City”; and

WHEREAS, in order to implement the vision and Policies of the Comprehensive Plan, the City retained the firm of Keith & Schnars P.A., to develop architectural and urban design guidelines for the City’s downtown area and major corridors entitled, Downtown Master Development and Major Corridor Plan (“Master Plan”), attached hereto as “Exhibit A”; and

WHEREAS, the Master Plan has been developed to serve as a visual design guide for future development and redevelopment of the downtown core area and major corridors, to further advance the objectives of the Comprehensive Plan and Land Development Regulations; and

WHEREAS, City Administration believes the proposed Master Plan embodies the collective insight of various stakeholders, including elected and appointed officials, City staff, business owners and City residents; and thereby, respectfully recommends approval and adoption of the Master Plan; and

WHEREAS, the Mayor and City Council have reviewed the proposed Master Plan and find that it serves as an effective guiding document for future development, and further advances the vision of the Comprehensive Plan in the best interest of the City.

NOW THEREFORE, BE IT DULY RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF NORTH MIAMI, FLORIDA:

Section 1. **Approval of the Master Plan.** The Mayor and City Council of the City of North Miami, Florida, hereby adopt the City of North Miami Downtown Master Development and Major Corridor Plan (attached hereto as "Exhibit A") to serve as a design guide for future development and redevelopment.

Section 2. **Effective Date.** This Resolution shall become effective immediately upon adoption.

PASSED AND ADOPTED by a _____ vote of the Mayor and City Council of the City of North Miami, Florida, this _____ day of May, 2013.

ANDRE D. PIERRE, ESQ.
MAYOR

ATTEST:

MICHAEL A. ETIENNE, ESQ.
CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY:

REGINE M. MONESTIME
CITY ATTORNEY

SPONSORED BY: CITY ADMINISTRATION

Moved by: _____

Seconded by: _____

Vote:

Mayor Andre D. Pierre, Esq.	_____ (Yes)	_____ (No)
Vice Mayor Marie Erlande Steril	_____ (Yes)	_____ (No)
Councilperson Michael R. Blynn, Esq.	_____ (Yes)	_____ (No)
Councilperson Scott Galvin	_____ (Yes)	_____ (No)
Councilperson Jean R. Marcellus	_____ (Yes)	_____ (No)